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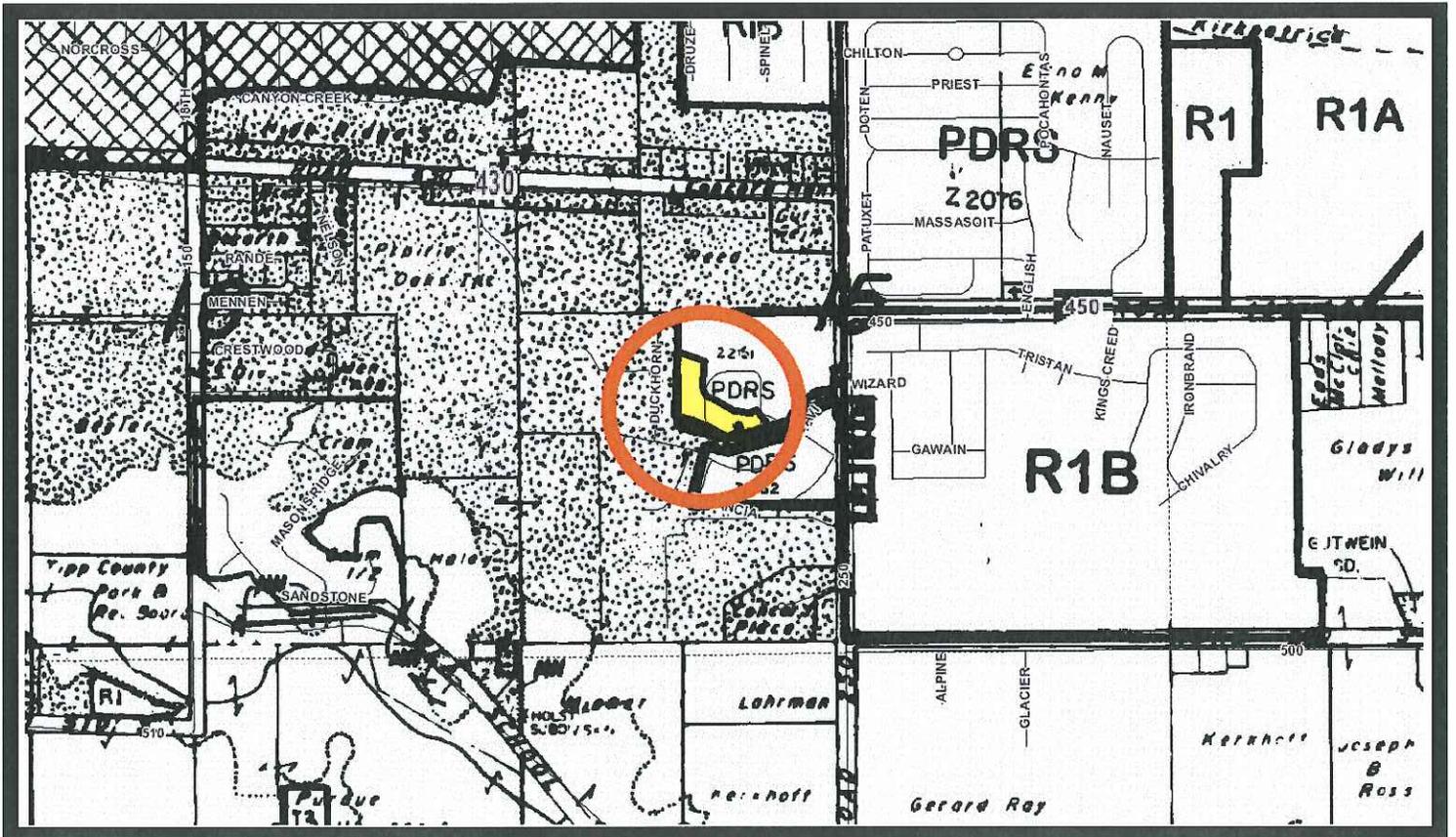
**Z-2439  
KALAN HOMES, LLC  
RAVENSWOOD AT HICKORY RIDGE PLANNED  
DEVELOPMENT  
FINAL DETAILED PLANS – FINAL PLAT  
RESOLUTION PD-11-06**

**STAFF REPORT  
August 11, 2011**

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PD-11-06  
RAVENWOOD AT HICKORY RIDGE  
PLANNED DEVELOPMENT  
(Z-2439))



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**Z-2439**  
**KALAN HOMES, LLC**

**RAVENSWOOD AT HICKORY RIDGE PLANNED DEVELOPMENT**  
**FINAL DETAILED PLANS**  
**RESOLUTION PD-11-06**

**Staff Report**  
**August 11, 2011**

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**BACKGROUND:**

On December 15, 2010, APC, by unanimous vote, recommended approval of a reclassification from PDRS to PDRS for 5.26 acres of land in Tippecanoe County for the Ravenswood at Hickory Ridge Planned Development. The Tippecanoe County Commissioners rezoned the site on January 3, 2011. On May 4, 2011, the Executive Committee of the Area Plan Commission adopted Resolution PD-11-02 approving the construction plans portion of the planned development.

The development will consist of 24 condominium units in individual single-family style buildings. These new buildings will join the eleven completed 4-plex buildings, community center and three 4-plex building sites already in place under the original planned development (Z-2151).

Petitioner's Final Detailed Plans, consisting of the Final Plat, meet all conditions required at this stage of development. After recordation, this approval will allow the developer to apply for building permits to begin construction of the condominium buildings. Bonding for landscaping is being requested.

**STAFF RECOMMENDATION:**

Approval of Resolution PD-11-06

## RESOLUTION PD-11-06

**WHEREAS** Preliminary Plans for **RAVENSWOOD AT HICKORY RIDGE PLANNED DEVELOPMENT**, are approved as part of Z-2439, with conditions attached; and

**WHEREAS** all conditions of approval necessary for the Final Plat have been met; and

**WHEREAS** UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer "cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items"; and

**WHEREAS** the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the Tippecanoe County Commissioners on January 3, 2011;

**NOW THEREFORE BE IT RESOLVED** that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **RAVENSWOOD AT HICKORY RIDGE PLANNED DEVELOPMENT**, does hereby find them to conform to the Approved Preliminary Planned Development Z-2439 as adopted and passed by the Tippecanoe County Commissioners.

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**CARL D. GRIFFIN, PRESIDENT**

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**SALLIE DELL FAHEY, SECRETARY**

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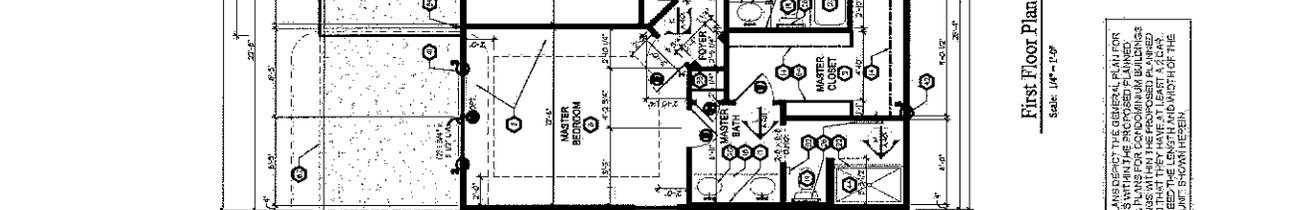
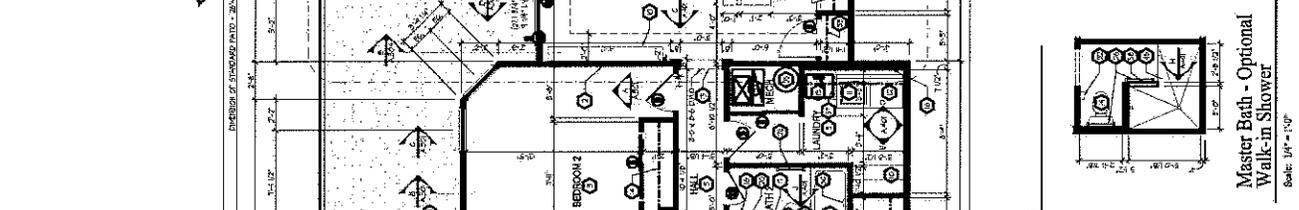
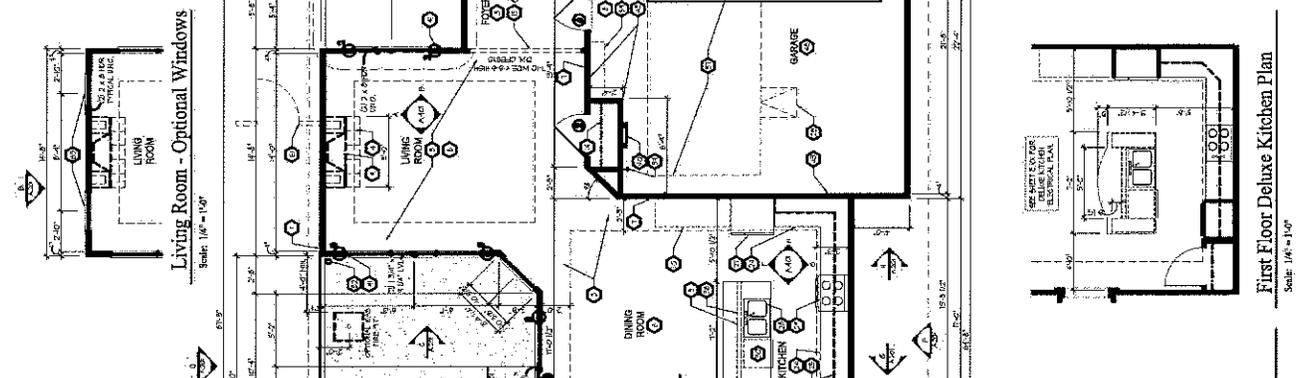
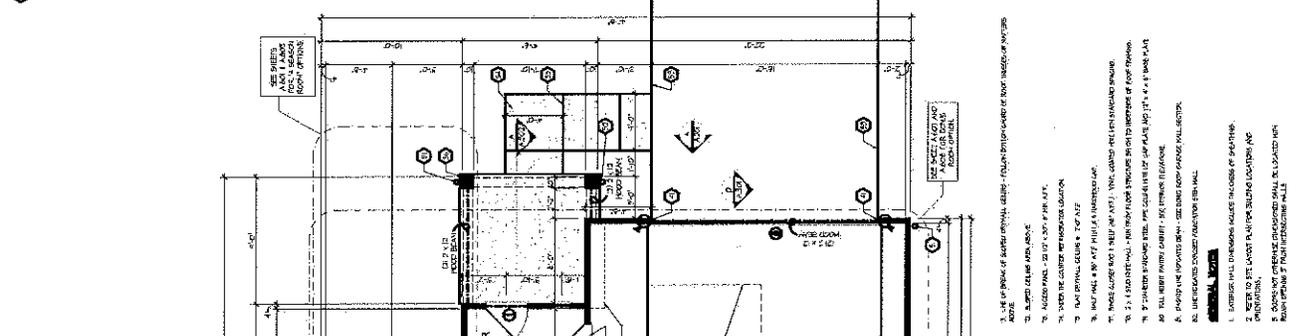
**DATE**





<b>ARKOR</b> ARCHITECTURAL FIRM, INC. 1000 WEST 10TH AVENUE, SUITE 100 DENVER, COLORADO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.ARKORARCHITECTS.COM		<b>RAVENSWOOD</b> DEVELOPMENT 1000 WEST 10TH AVENUE, SUITE 100 DENVER, COLORADO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.ARKORARCHITECTS.COM	
<b>EPCON</b> CONSTRUCTION 1000 WEST 10TH AVENUE, SUITE 100 DENVER, COLORADO 80202 TEL: 303.733.1000 FAX: 303.733.1001 WWW.ARKORARCHITECTS.COM		<b>WEST LAFAYETTE, INDIANA</b> <b>KALAN HOMES - PALAZZO</b> <b>FIRST FLOOR PLAN</b>	
SHEET TITLE: FIRST FLOOR PLAN PROJECT: KALAN HOMES - PALAZZO SHEET NO.: R-10037 DATE: 10/15/2010 DRAWN BY: JLM CHECKED BY: JLM PROJECT LOCATION: WEST LAFAYETTE, INDIANA PROJECT NUMBER: R-10037 PROJECT DATE: November 18, 2010 PROJECT TITLE: PALAZZO		SHEET NUMBER: R-10037 SHEET TOTAL: 10 SHEET DATE: 10/15/2010	

- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
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THESE ARCHITECTURAL PLANS ARE THE GENERAL PLAN FOR DEVELOPMENT. ADDITIONAL PLANS FOR CONDOMINIUM BUILDINGS MAY BE USED FOR BUILDINGS WITHIN THE PROPOSED PLANNED DEVELOPMENT. THE LENGTH AND WIDTH OF THE GARAGE AND DO NOT EXCEED THE LENGTH AND WIDTH OF THE LARGEST UNIT SHOWN HEREIN.